



Rockcliffe Gardens | Whitley Bay | NE26 2NL

£625,000

Set within one of Whitley Bay's most desirable residential locations, this impressive five-bedroom mid terraced home combines substantial period proportions with stylish contemporary upgrades, creating a property that feels both elegant and exceptionally practical for modern living. Extending across three floors, the property has been thoughtfully improved throughout while still retaining much of the character and scale expected from homes of this calibre. The welcoming entrance hall leads into a striking bay-fronted living room with decorative detailing and feature fireplace, while the generous dining room offers an excellent second reception space with French doors opening into the rear courtyard. To the rear, the kitchen has been refitted with a contemporary range of units, Corian work surfaces and integrated appliances, creating a superb space for everyday living and entertaining alike. The upper floors continue to impress with five well-proportioned bedrooms arranged over two levels. The principal bedrooms enjoy particularly generous dimensions, while the family bathroom, additional shower room and separate W.C. provide excellent flexibility for larger households. Externally, there is a town garden to the front and an enclosed rear courtyard enjoying a favourable Westerly aspect, offering an attractive outdoor space with excellent privacy. Rockcliffe Gardens remains one of Whitley Bay's most sought-after addresses, ideally positioned for the seafront, town centre amenities, highly regarded schools, cafés, restaurants and transport links.

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Five-Bedroom Period Terraced Home

Seafront Location with Stunning Sea Views

Family Bathroom, Separate W.C. and Additional Shower Room

Two Impressive Reception Rooms with Period Features

Beautiful Blend of Period Charm and Modern Styling

Generous Contemporary Dining Kitchen

Exceptional Room Sizes Throughout

Westerly Facing Rear Yard

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE: Front entrance door, door to:

ENTRANCE HALLWAY: Entrance door, wood flooring, decorative coving, dado rail, staircase to first floor, radiator, door to:

LIVING ROOM 17'6" x 15'2" (5.35m x 4.62m) into alcove: Double glazed bay window with sea views, feature fireplace, decorative coving, ceiling rose, picture rail, radiator.

DINING ROOM 18'3" x 14'2" (5.55m x 4.31m) into alcove: Feature fireplace with fitted gas fire, picture rail, double glazed French doors opening to rear courtyard, radiator.

DINING KITCHEN 18'8" x 11'8" (5.70m x 3.56m): Fitted with a range of wall and base units, Corian work surfaces, 1½ bowl sink unit, double electric oven, gas hob with extractor hood, integrated dishwasher, integrated fridge and freezer, plumbing for washing machine, tiled flooring, double glazed windows and door to rear.

LANDING: Storage cupboard, dado rail, radiator, staircase to second floor, door to:

BATHROOM 11'3" x 7'10" (3.43m x 2.38m): Four-piece suite comprising panelled bath, walk-in shower enclosure, pedestal wash hand basin and low-level W.C., tiled walls and flooring, underfloor heating, spotlights, heated towel rail, double glazed window.

W.C: Low level W.C., wash hand basin, tiled flooring, radiator.

BEDROOM TWO 14'6" x 12'11" (4.41m x 3.94m): Double glazed bay window with sea views, decorative coving, picture rail, radiator.

BEDROOM THREE 14'5" x 13'7" (4.40m x 4.14m): Double glazed window, decorative coving, picture rail, radiator.

BEDROOM FIVE 10'11" x 7'8" (3.34m x 2.33m): Double glazed window, radiator.

LANDING: door to:

BEDROOM ONE 19'3" x 11'7" (5.88m x 3.53m): Velux windows with sea views, radiator.

BEDROOM FOUR 11'7" x 11'2" (3.52m x 3.40m): Velux windows, radiator.

SHOWER ROOM 7'8" x 5'0" (2.34m x 1.50m): Walk-in shower enclosure, wash hand basin, low level W.C., tiled walls and flooring, heated towel rail, Velux window.

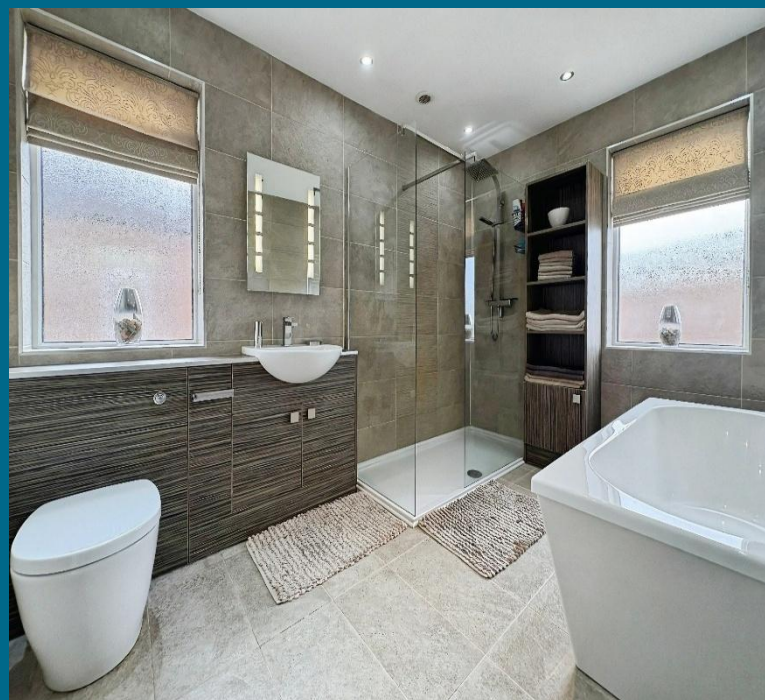
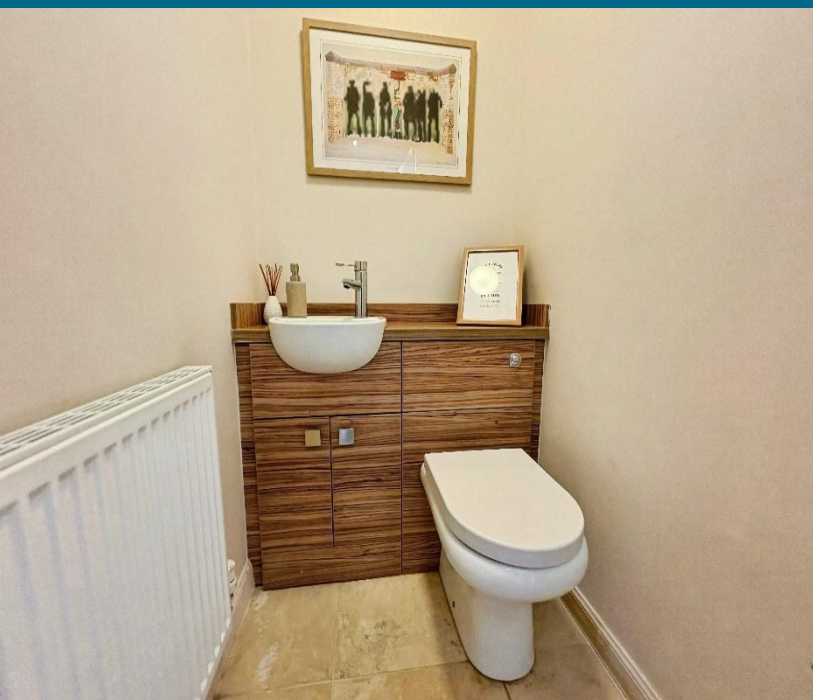
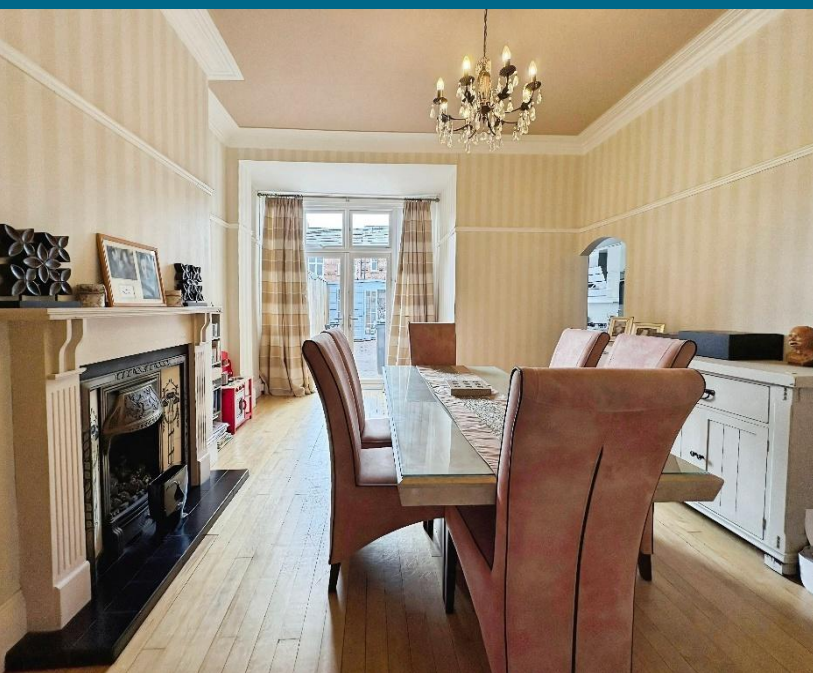
EXTERNALLY: Town garden to the front. Enclosed rear courtyard with Westerly aspect, paved seating areas and fenced boundaries.

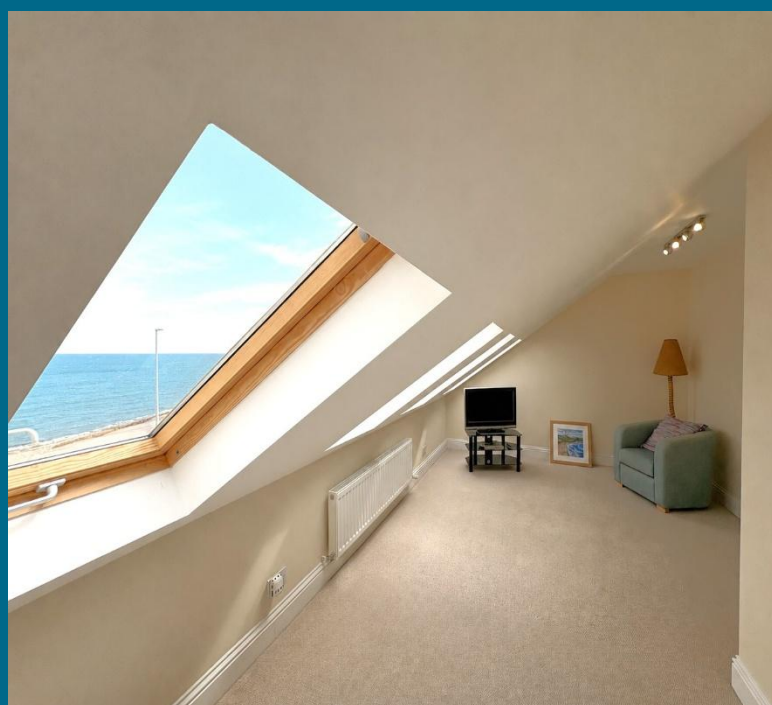
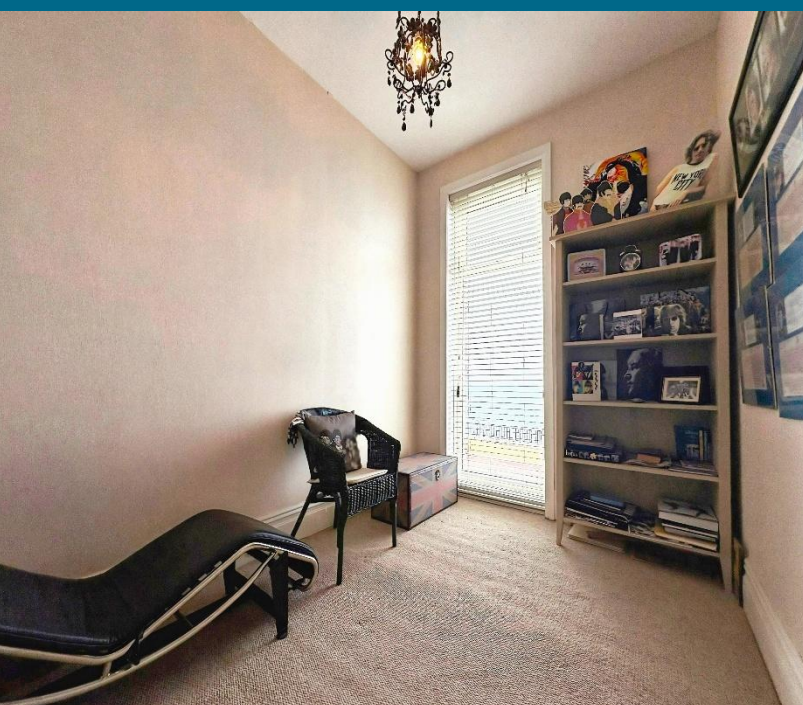
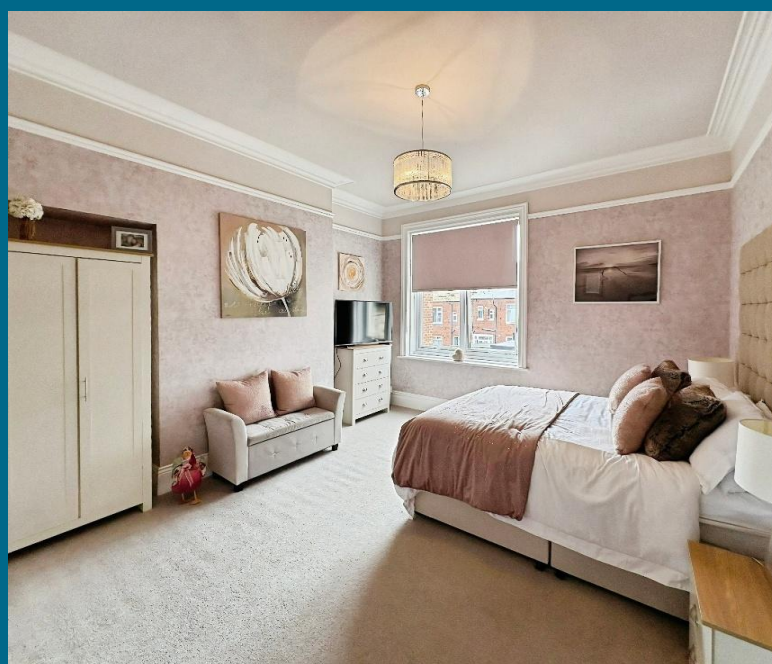
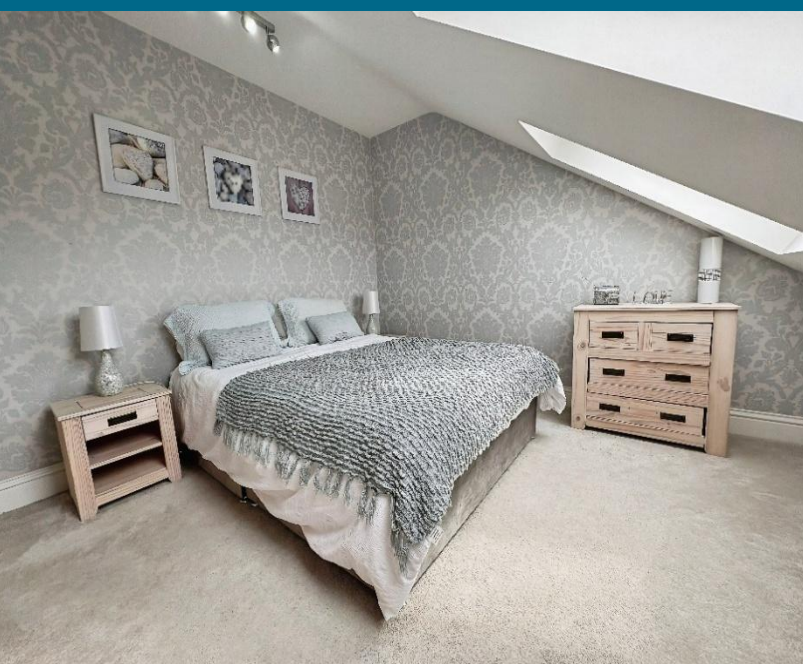
Agents Note: "Please note that a nonrefundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre Sky Broadband
Mobile Signal Coverage Blackspot: No
Parking: On Street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

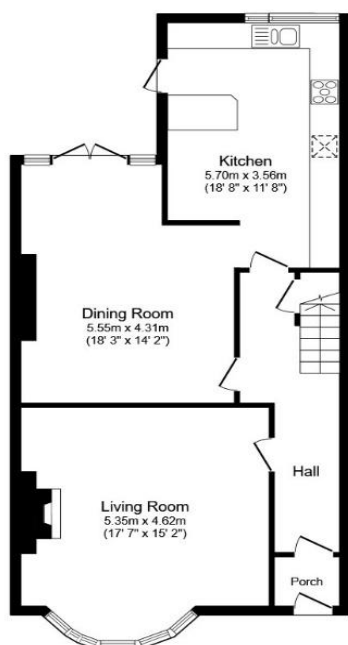
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

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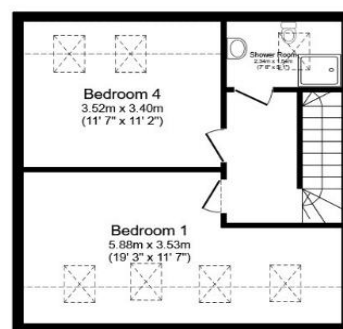
4 Rockcliffe Gardens, Whitley Bay, NE26 2NL



Ground Floor
Floor area 79.2 sq.m. (852 sq.ft.)



First Floor
Floor area 75.0 sq.m. (807 sq.ft.)



Second Floor
Floor area 45.2 sq.m. (487 sq.ft.)

Total floor area: 199.4 sq.m. (2,146 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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